

# **FORT WORTH HOUSING FINANCE CORPORATION**

**Tuesday, December 5, 2017**

**2:00 P.M.**

**City Council Conference Room, City Hall, Room 290**

**200 Texas Street**

**Fort Worth, Texas 76102**

## **Board of Directors**

Kelly Allen Gray, President  
Jungus Jordan, Vice President  
Gyna M. Bivens, Secretary

Dennis Shingleton, Director  
Ann Zadeh, Director  
Cary Moon, Director

Carlos Flores, Director  
Betsy Price, Director  
Brian Byrd, Director

## **City Staff**

Fernando Costa, Assistant City Manager  
Vicki S. Ganske, Senior Assistant City Attorney

## **Corporation Staff**

Fernando Costa, General Manager  
Aubrey Thagard, Assistant General Manager  
Aaron Bovos, Treasurer  
Rhonda Hinz, Assistant Treasurer  
Avis Chaisson, Administrator

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1. **Call to Order** – Kelly Allen Gray, President
  2. **Approval of Minutes from the Meeting Held on November 7, 2017** – Kelly Allen Gray, President
  3. **Written Reports**
    - a. **Corporation's Land Banking Program**
    - b. **Unaudited Financial Reports through October 31, 2017**
  4. **Presentation on Corporation's Five Year Revenue Projections** – Aaron Bovos, Treasurer
  5. **Consider and Adopt Resolution Approving the Sale of Single Family Lots in the Como and Hillside/Morningside Neighborhoods to Fort Worth Area Habitat for Humanity, Inc., Avocet Ventures, L.P., and Riverside Homebuilders, Ltd.** – Chad LaRoque, Acting Housing Development and Grants Manager
  6. **Consider and Adopt Resolutions for the Development of The Heights at Western Center Apartments located at 1960 Western Center Boulevard:**
    - a. **Resolution Approving an Agreement with Generation Housing Partners, LLC. for the Development of The Heights at Western Center Apartments and the Formation of TX Western Center 2018, Ltd, the Partnership Developing, Owning and Managing the Project** – Avis Chaisson, Administrator
    - b. **Resolution Approving all Actions Necessary for the Formation of TX Western Center 2018 GP LLC, the General Partner of TX Western Center 2018, Ltd,**

**Approving the Actions of the Corporation as Sole Member of TX Western Center 2018 GP LLC, Authorizing the Corporation to Act as General Contractor for the Development, and Approving all Other Actions Necessary for the Financing, Development and Operation of The Heights at Western Center Apartments – Avis Chaisson, Administrator**

- c. **Resolution Authorizing the Acquisition of Land Located at 1960 Western Center Boulevard for the Development of The Heights at Western Center Apartments and Entering into a Long Term Ground Lease with TX Western Center 2018, Ltd for the Land – Avis Chaisson, Administrator**
- d. **Resolution Hiring John Shackelford as Legal Counsel for the Corporation, TX Western Center 2018, Ltd and TX Western Center 2018 GP LLC for the Development of The Heights at Western Center Apartments – Avis Chaisson, Administrator**

7. **Executive Session:** The Fort Worth Housing Finance Corporation will conduct a closed meeting to:

- a. To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]: (i) legal issues concerning any current agenda item; and
- b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

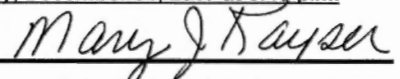
8. **Requests for Future Agenda Items – President**

9. **Adjourn – President**

**City Council Conference Room is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail at least [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.**

Fort Worth, Sala del Consejo esta accesible para silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

I, the undersigned authority do hereby certify that this Emergency Notice was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and remained so posted continuously for at least 2 hours preceding the scheduled time of said meeting (GC 551:045(a)). Notice was posted on the following date and time Friday, December 01, 2017 at 6:45 p.m.



City Secretary for the City of Fort Worth, Texas